BOOK 4261 PAGE 253

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gary E. Simmons (NAME)	Fidelity Federal (NAME)	Map 147-4
193 Welch Road, (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pcl. 117
Nashville, Tennessee. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pat

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------Dollars,
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4061, page 845, Register's Office for Davidson County, Tennessee.

We, G. Robert Rust and wife, La Doris Rust

have this day bargained and sold, and do hereby transfer and convey unto the said

Gary E. Simmons and wife, June Carol Simmons

their ~~successors~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being the northerly part of Lot No. 19 on the Plan of Section II, Welch Meadows, as of record in Book 3700, page 60.

Said part of said lot fronts 80 feet on the southerly side of Welch Road and runs back between parallel lines, 130 feet to the north line of the property conveyed to Metropolitan Government of Nashville & Davidson County, by instrument of record in Book 4161, page 242, said Register's Office.

Being the same property conveyed to G. Robert Rust and wife, La Doris Rust, by deed from James W. Smith and wife, Judy L. Smith, as of record in Book 4172, page 945, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said pruchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19487.15

Subscribed and sworn to before me, this the 25 day of July 1968

Affiant Gary E. Simmons

My commission expires: June 17 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Gary E. Simmons and wife, June Carol Simmons

their ~~successors~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Gary E. Simmons and wife, June Carol Simmons, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 19 day of June, 19 68 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

G. Robert Rust

La Doris Rust

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. V. Oakes, *a Notary Public in and for said County and State,* ~~G. Robert Rust~~ and wife, La Doris Rust, *the within named bargainors, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 20th *day of* July, *19* 68.

A. V. Oakes
Notary Public

Commission expires June 19, 1970

STATE OF ~~TENNESSEE~~ } North Carolina
COUNTY OF ~~DAVIDSON~~ } Mecklenburg

Personally appeared before me, Sigrid D. Morris, *a Notary Public in and for said County and State,* G. Robert Rust, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Charlotte, North Carolina, ~~Tennessee~~, *this* 26th *day of* July, *19* 68.

Notary Public

Commission expires February 28, 1969

CROSS-SAINDON ABSTRACTORS

WARRANTY DEED

FROM

G. ROBERT RUST, ET UX

TO

GARY E. SIMMONS, ET UX

A 0 9 7 2 5

IDENTIF. REFERENCE

AUG 19 11 49 AM '68

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON

AUG 19 68	CONV	19,487.11			
AUG 19 68	S'TAX		A*	50.70	
AUG 19 68	PR'FEE		A*	.50	
AUG 19 68	W'DEED		A*	3.00	* 54.20